

TOWN AND COUNTRY PLANNING DEPARTMENT

The 7th January, 1972.

No 364-VDP-72/654—In exercise of the powers conferred by sub-section (4) of Section 5 of Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) at Shahabad, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of the notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWING

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|------------------------------|----------------------------|--------------------|
| (1) Drg. No. DTP(A) 1852/71 | .. Draft Development Plan. | (See Page No. 679) |
| (2) Drg. No. DTP (A) 1797/71 | .. Existing Land Use Plan. | (See Page No. 680) |

ANNEXURE 'A'

ANNEXURE 'B'

ANNEXURE 'A'

Explanatory note on the Development Plan for the Controlled Area around Shahabad

INTRODUCTION

Shahabad, one of the oldest towns of Karnal District is situated on the National Highway No. 1 at a distance of 17 miles from Ambala and 34 miles from Karnal. It is also linked with Jagadhri, Barara and Ladwa by metal roads. Population of the town in 1941 was 14,747 which after a steady growth has risen to 21,494 in 1971. This rise in population has given the town a growth in a haphazard manner.

In order to check this haphazard growth, it was necessary to declare the area around the town as a controlled area.

OBJECTS OF CONTROLLED AREA

It has been noticed that due to increase in population though the town is sprawling in almost all directions but the main development is towards the southern side of the town along the G.T. Road. Taking this into consideration, mostly land towards the south of the town has been declared as controlled area, published in Haryana Government Gazette dated 29th June, 1971. The land between the G.T. road and Railway Station which forms a narrow belt is also included in the controlled area, because good amount of unplanned development is also taking place in this belt.

EXISTING LAND USE

The controlled area boundary consists of a few villages and a few slums around the existing town. Mostly the land in controlled area is level and is under agriculture use. The small patches are under brick-kilns and brick fields, the abandoned brick kilns and brick fields now form ponds.

There are 34 small scale and large scale industries in the town. Those are mainly rice mills, agriculture implements, saw mills, shellers etc.

There are five High/Higher Secondary Schools in the town, the strength of students is nearly 45 hundred. There are two colleges, one for boys and one for girls in the town. The town has a Civil Hospital with a facility of 39 beds which is catering to the needs of the present population.

The town has a large grain market which is not sufficient for the present need. More area for this purpose will be needed as pointed out by the market committee as the area around is very productive. The main streets of the town provide the various types of shops which are coping with the existing population.

PROPOSALS

RESIDENTIAL :

(i) It is estimated that the population of the existing town in the next 20 years will rise to 30,000 persons. Thus keeping this factor in mind, an area of about 340 acres has been reserved for residential purposes in the form of two sectors of density of 60 persons per acre each. The development of these areas in a planned way will provide for modern facilities like shopping, recreation, education etc. In order to maintain the continuity of the expansion of the existing town, the residential areas have been provided so as to merge with the existing town. Thus no vulnerable pockets will be left in between for speculation purposes.

The location of existing grid sub-station in the proposed residential sectors will pose some problem but while making detail planning these will be properly realigned or accommodated within green areas so as to avoid hazards.

2. INDUSTRIAL AREA

An area of about 120 acres has been reserved for industrial use on the western side of G.T. Road where a number of industries like rice mill, sugar mills etc. have already come up. The proximity of the railway station and railway will be additional advantage to the industrial area.

3. GRAIN MARKET

Since the existing grain market is not sufficient to cope with the present needs, an area of about 19 acres has been zoned for grain market and ware-houses just adjacent to the industrial area. This area has also been proposed near the railway station and also on the main traffic artery.

EDUCATION :

For the future extension of the existing high school on the western side of the G.T. Road, an area of approximately 4 acres has been reserved for this purpose.

COMMUNICATION :

A green belt of 100 feet has been earmarked on both sides of G.T. Road as communication zone for future expansion of the road.

RURAL ZONE :

The rest of the area (outside the Municipal limits) has been zoned as a rural zone for agriculture use in which poultry farm piggries, farms house etc. will be accommodated. This zone, will, however, not eliminate the essential building development within this area, such as the extension of existing villages contiguous to abadi deh, if undertaken under an approved project or sponsored by Government, and other ancillary and allied facilities necessary for maintenance and improvement of this as a rural area.

ZONING REGULATIONS :

The legal sanctity to the proposal regarding land uses is being given effect to by a set-up of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standard of development. They also very elaborately detail out allied and ancillary uses which will be permitted within various major land uses and stipulate that all change of use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plan for each sector to guide the development and enforce proper control.

ANNEXURE B

ZONING REGULATIONS

Governing use and Development of Land in the Controlled area Shahabad as shown in Drawing No. D.T.P (A) 1852/71.

General (i) —These zoning regulations forming part of the Development Plan for the Controlled Area at Shahbad shall be called Zoning Regulations of the Development Plan for the Controlled Area at Shahbad.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder :—

II. Definitions —In these regulations—

(a) “ approved ” means approved under the rules ;

- (b) "Building Rules" means Rules contained in Part VII of the Rules ;
- (c) "Drawing" means Drawing No. D.T.P. (A) 1852/71 ;
- (d) "Floor Area Ratio (FAR)" means the ratio, expressed in percentages, between the total floor area of a building on all floors and the total area of the sites ;
- (e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust effluent and any other nuisance to an excessive degree and motivated by electric powers and other means except solid fuels ;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta chakies with power, laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots etc provided that no solid fuel is used in them ;
- (h) "Material Date" means June 29, 1971 on which date the land within the controlled area was notified—vide Haryana Government Notification No. 8028-VDP-70/6784, dated 17th December, 1970 appearing in Haryana Government Gazette of June 29, 1971 ;
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours ;
- (j) "Non-conforming use" in respect of any land or building means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan ;
- (k) "Public Utility Buildings" means any building required for running of public utility services, such as water-supply, drainage, electricity, Post and Telegraph and Transport and for any Municipal Services including a Fire Station ;
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ;
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be :—

Explanation—(i) In this definition the "Sector Area" or "Colony Area" shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be:—

- (ii) For the purpose of calculation of sector density it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, one family unit shall be assumed.
- (n) "Site Coverage" means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site ;
- (o) "The terms 'Act', 'Colony', 'Development Plan', 'Sector' and 'Sector Plan' " have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ; and
- (p) In the case of doubt any other term used but not defined herein, shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. *Major Land Uses Zones.*—For purposes of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and be designated as such:

- (i) Residential Zone ;
- (ii) Industrial Zone ;

(iii) Commercial Zone ; and

(iv) Rural Zone.

IV. *Detailed land uses within major uses.*—Main, ancillary and allied uses, which subject to other requirements of these regulations and of the rules may be permitted in the respective major land use zones, are listed in Appendix 'A', sub-joined to these regulations.

V. *Sectors not ripe for development.*—Notwithstanding the reservation of various sectors for building purposes, the Director may not permit any change in their existing land use or allow construction of buildings thereon, for considerations of compact and economical development of the Controlled Area, till such time as availability of water-supply drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VI. *Land reservation for major roads.*—Land reservation for major roads indicated on the Development Plan shall be as under :—

V-1	.. 65 M	Road Reservation	} Width and alignment of other roads shall be as per sector plan or as per approved layout plans of colonies.
V-1 (A)	.. Existing		
V-3	.. 32 M	Road Reservation	

BUILDING RESTRICTIONS

VII. *Industrial non-conforming uses.*—With regard to the existing industries shown in zones other than industrial zone in the Development Plan such Industrial non-conforming uses shall be allowed to continue; provided that the owner of the industry concerned :—

(a) Undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and

(b) During the interim period, makes arrangements for the discharge of effluent, to the satisfaction of the Director.

VIII. *Discontinuance of Non-conforming uses.*—(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.

(ii) In a non-conforming use, if building is damaged to the extent of 50 per cent or more by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

IX. *Development to conform to sector plan and zoning plan.*—No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved plan of the colony in which the land is situated.

X. *Density size and distribution of plots.*—Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

XI. *Individual sites to form part of approved layout.*—No permission for erection or re-erection of building on a plot shall be given unless :—

(i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in Regulation XVI ; and

(ii) The plot is accessible through a road laid out and constructed upto the situation of the plot, to the satisfaction of the Director.

XII. *Minimum size of the plots for various uses.*—(1) The minimum size of plots for various types of uses shall be as under :—

(i) Residential plot	.. 125 sq. yds.
(ii) Residential plot in subsidized industrial housing or slum clearance or improvement schemes approved by the Government	.. 90 sq. yds.
(iii) Shop-cum-residential plot	.. 125 sq. yds.

- | | |
|---|------------------|
| (iv) Shopping booth including covered corridor or pavement in front | .. 20 sq. yds. |
| (v) Local Service Industry plot | .. 250 sq. yds. |
| (vi) Light Industry plot | .. 1000 sq. yds. |
| (vii) Medium Industry plot | .. 2 acres. |

2. The minimum area under a group housing estate shall be one acre.

XIII. Site coverage and Height of bulk of buildings in various uses within independent residential and industrial plots shall be according to the provision contained in part VII of the Rules. In the case of other categories the maximum site coverage and the floor area ratio shall be subject to architectural control, as may be imposed under the rules.

XIV. Building lines in front side and rear.

In the case of road where a building line has been shown along it on the drawing no building other than a compound or boundary wall shall be allowed to project beyond the line as prescribed.

2. Every building shall also conform to the building line in front of the plot shown on the sector plan of the layout plan of the approved colony.

3. Where the building is on a corner plot the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot is shown on the sector plan or on the layout of the approved colony, side open spaces shall be provided as required under the rules 51, 52 and 53.

XV. *Architectural Control.*—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVI. *Relaxations.*—In the case of any land lying in Rural Zone Government may relax the provisions of this development plan ;—

(a) for use and development of the land into a residential or industrial colony ; provided the coloniser had purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.

(b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that ;—

(i) The land was purchased prior to the material date ;

(ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.

(iii) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

(iv) The owner of the land secures permission for building as required under the rules.

Explanation.—The word "purchase" in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XVII. *Farm Houses.*—A farm house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0—4 hectare and on the following conditions ;—

Size of farm	Maximum coverage of farm house	Maximum height and storey
0.4 to 1.2 hectares	.. 45 sq. metres	Single storey 6 metres
Above 1.2 hectares	.. 135 sq. metres	Ditto

Minimum set back for dwelling which shall be :—

- (a) 15 M from any boundary line of property ;
- (b) 30 M from any village road ;
- (c) 60 M from any state road connecting the town ;
- (d) 300 M from any National Highway and Scheduled Roads.
- (e) 400 M from any by-pass.

RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structures constructed before the material date relax all or any of the provisions of the development plan on principles of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

XVIII. *Industrial housing*.—Subject to detailed layout plans of the major use as mentioned industrial housing for industrial labour may also be allowed in the industrial zone on the following conditions:—

- (i) That industrial housing is constructed by an industrial employee.
- (ii) Such estate consists of tenements not less than 50 in number ;
- (iii) That the housing is not erected within the site farming the premises of the factory and the site for industrial housing is kept distinct from the factory site though it may adjoin the factory site.

APPENDIX 'A'

I. Residential Zone.—

1. Residence.
2. Boarding Houses
3. Social Community, religious and recreative buildings
4. Public Utility Buildings
5. Educational buildings, all types of schools and where necessary colleges
6. Health Institutions
7. Retail shops and restaurants
8. Commercial and professional offices
9. Cinemas
10. Local Service Industries
11. Petrol filling stations and service garages
12. Bus Stand and bus stops
13. Tonga, Taxi Scooter and Rickshaw Stands
14. Any other need ancillary to residential use.
15. Nurseries green houses.

As required for the local need of major use and at site earmarked for them in the sector plan or in the approved layout plans of the colonies

II. Industrial Zone.—

1. Light and medium industry
2. Local service industry
3. Warehousing and storage
4. Public utility building, community, recreative and social buildings retail shops

As required for the local needs of the area and as per site shown on the sector plans and/or on the approved plan of the colony.

5. Parking, loading and unloading areas
6. Bus stops taxi, tonga, and rickshaw stand
7. Petrol filling station and service garages
8. Major open spaces.
9. Industrial housing in the case of large scale factories covering more than 10 acres of land under the factory

As required for the local needs of the area and as per sites shown on the sector plans and/or on the approved plan of the colony,

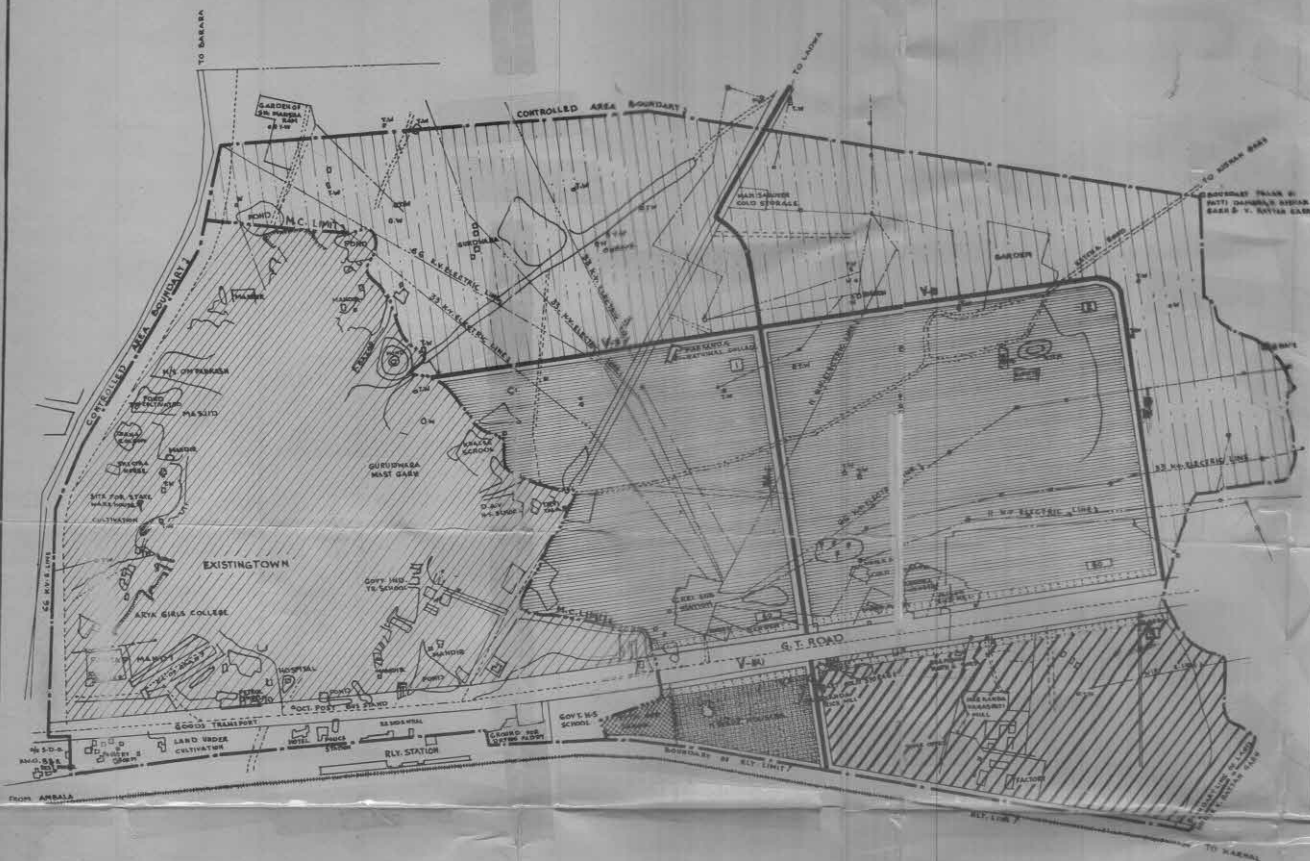
III. Rural Zone.—

1. Agricultural, Horticultural dairy and poultry farming
2. Farm houses outside Abadi-Deh subject to restrictions laid down in regulations
3. Expansion of existing villages continuous to abadi-deh if undertaken under a project approved or sponsored by the Central or state Government
4. Milk chilling stations and posteurization plants
5. Bus and Railway stations.
6. Airports with necessary buildings
7. Wireless
8. Weather Stations
9. Hydro Electric transmission lines and poles
10. Land drainage, irrigation and hydro electric work
11. Cremation and burial grounds
12. Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and at approved sites
13. Petrol filling stations.
14. Any other use which Government may in public interest decide

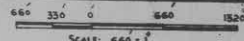
At approved sites and with special permission of the Director

M.L. BATRA,

Secretary to Government, Haryana,
Town and Country Planning Department.



DEVELOPMENT PLAN OF CONTROLLED
AREA



BOUNDARY OF CONTROLLED AREA

BOUNDARY OF MUNICIPAL LIMIT

ROADS

REVENUE RASTAS

RAILWAY LINE

PROPOSALS

RESIDENTIAL SECTORS

PROPOSED DENSITY

SECTOR No.

INDUSTRIAL

INDUSTRIAL AREA

INSTITUTIONS

EXTENSION OF GOVT. H.S. SCHOOL

EXISTING GOVT. H.S. SCHOOL

WARE HOUSING

GREEN BELT

RURAL ZONE

EXISTING TOWN

OFFICE OF THE DIVISIONAL TOWN PLANNER,
AMBALA

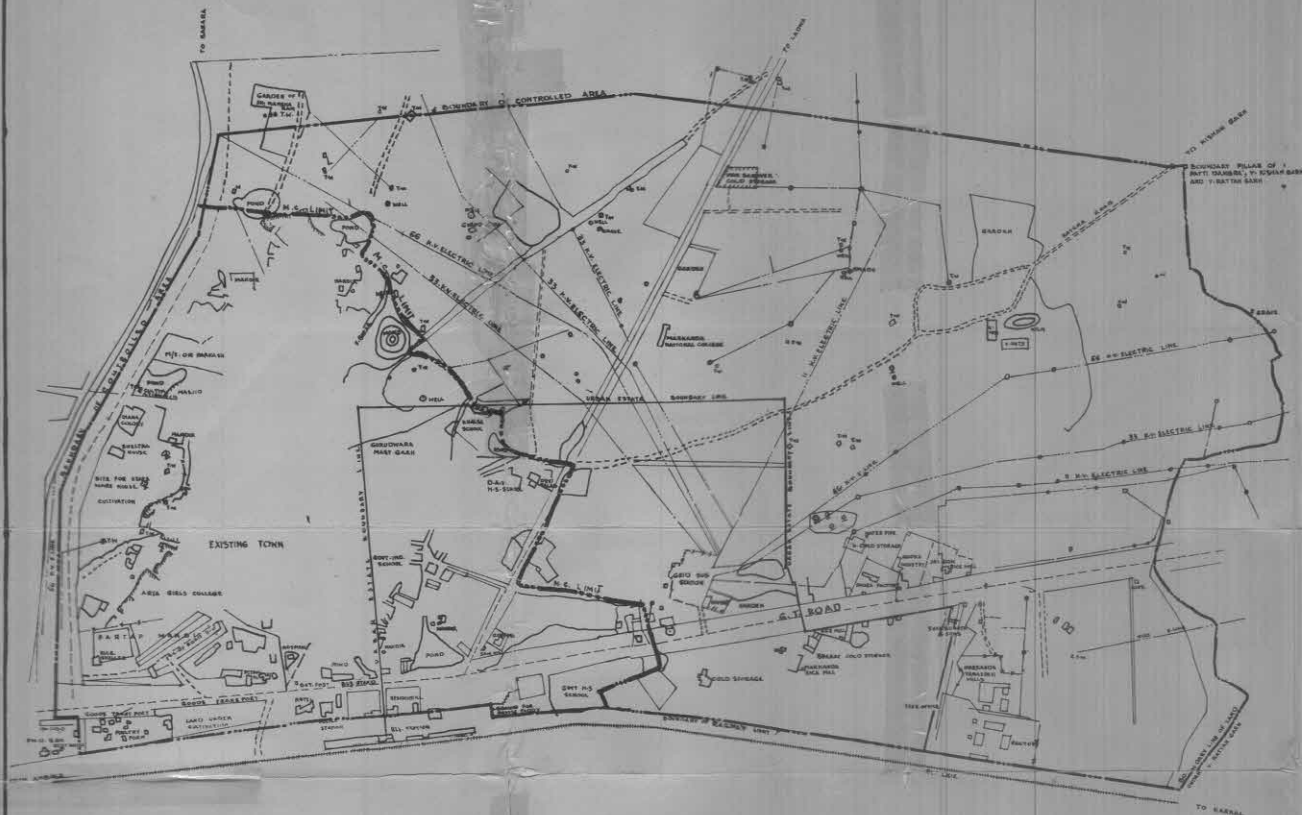
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<p><i>Young</i> 23/12/77</p> <p>ASST. TOWN PLANNER AMBALA</p>	<p><i>Chand</i></p> <p>DEVL. TOWN PLANNER SENIOR TOWN PLANN AMBALA</p>
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SHAH-BAD

EXISTING LAND USE PLAN



660 330 0 660 132

SCALE:- 660 "

LEGEND

1. BOUNDARY OF CONTROLLED AREA.
2. BOUNDARY OF MUNICIPAL LIMIT.
3. ROAD.
4. REVENUE RASTA.
5. ELECTRIC LINE.
6. EXISTING BUILDINGS.
7. POND.
8. RAILWAY LINE.
9. KILN.



OFFICE OF THE DIVISIONAL TOWN PLANNER
AMBALA DIVISION AMBALA

DRAWING No: D.T.P (A) 17 97 /71, DT: 10th JULY, 1971.

DRAWN BY
[Signature]

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